

**MINUTES  
PLANNING COMMISSION  
MEETING OF SEPTEMBER 12, 2024**

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425 N. El Dorado St. Stockton, CA

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**1. CALL TO ORDER/ROLL CALL - 5:30 PM**

Roll Call

Present:

Anne Mallett

Brenda Jones

Greg Thompson

Gurneel Boparai

Terry Hull

Esperanza Vielma

Absent:

Waqar Rizvi.

Note: Commissioner Rizvi absence was excused

**2. PLEDGE TO FLAG**

The Pledge of the Allegiance was led by Commissioner Vielma

**3. ADOPTION OF CONSENT CALENDAR**

None

**4. PUBLIC COMMENT**

None

**5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS**

**5.1 24-0932 CONTINUED - ADMINISTRATIVE USE PERMIT FOR A CO-LIVING  
(DWELLING UNIT FACILITY) AT 512 WEST HARDING WAY (P23-0245) (APN  
137-093-04)**

Legislation Text

Attachment A - Vicinity Map

Attachment B - Zoning Map

Attachment C - General Plan Map

Attachment D - Public Comment

Attachment E - Facility Plan and Standard of Conduct

Proposed Resolution

Exhibit 1

PowerPoint Presentation

Approved Resolution 2024-09-12-0501

Commissioner Disclosures: Chair Hull

The following person(s) spoke to this item: Mollie Cox, Gilbert Kininmonth, Christina Fugazi and Martin Sisneroz

Approve **Resolution 2024-09-12-0501** finding no further environmental review is necessary from the California Environmental Quality Act (CEQA) as the project is categorically exempt pursuant to CEQA Guidelines section 15301 (Existing Facilities); and approving a Use Permit for the proposed Co-living (Dwelling Unit Facility) based on findings and subject to conditions of approval herein.

**Moved by:** Anne Mallett, seconded by Greg Thompson.

**Vote:** Motion carried 5-0

**Yes:** Anne Mallett, Brenda Jones, Greg Thompson, Gurneel Boparai, and Esperanza Vielma.

**Recuse:** Terry Hull.

**Absent:** Waqar Rizvi.

**5.2 24-0649 COMMISSION USE PERMIT TO ESTABLISH A CANNABIS RETAIL STOREFRONT IN AN EXISTING BUILDING AT 1748 WEST FREMONT STREET (APN 135-080-01) (APPLICATION NO. P23-0049)**

Legislation Text

Attachment A - Location Map

Attachment B - General Plan Land Use Map

Attachment C - Zoning Map

Attachment D - Cannabis Lottery Win Letter

Attachment E - Projects Plans

Attachment F - Approved Cannabis Business Locations

Proposed Resolution - Recommending Approval

Exhibit 1

PowerPoint Presentation

Approved Resolution 2024-09-12-0502

Commissioner Disclosures: None

Commissioner Correspondence - Brando Villapudua

Approve **Motion 2024-09-12-0502** waiving the reading the commissioner correspondence.

**Moved by:** Greg Thompson, seconded by Brenda Jones.

**Vote:** Motion carried 6-0

**Yes:** Anne Mallett, Brenda Jones, Greg Thompson, Gurneel Boparai, Terry Hull, and Esperanza Vielma.

**Absent:** Waqar Rizvi.

Approve **Resolution 2024-09-12-0502** finding the project categorically exempt from the CEQA, pursuant to CEQA Guidelines Section 15301(a) (Existing Facilities), since the project will occupy an existing building and no expansion of use is proposed.

Approving Commission Use Permit to allow the establishment of a proposed cannabis retail storefront business within an existing building, in accordance with the findings and subject to the conditions found in the Proposed Resolution.

**Moved by:** Greg Thompson, seconded by Anne Mallett.

**Vote:** Motion carried 4-2

**Yes:** Anne Mallett, Brenda Jones, Greg Thompson, and Terry Hull.

**No:** Gurneel Boparai, and Esperanza Vielma.

**Absent:** Waqar Rizvi.

**5.3 24-0849 REQUEST FOR A COMMISSION USE PERMIT AND DESIGN REVIEW FOR THE EXPANSION OF AN EXISTING EMERGENCY FOOD BANK FACILITY AT 18 WEST SCOTTS AVENUE (P24-0055) (APN 147-130-04)**

Legislation Text

Attachment A - Location Map

Attachment B - General Plan Map

Attachment C - Zoning Map

Attachment D - UP066-08

Proposed Resolution

Exhibit 1

PowerPoint Presentation

Approved Resolution 2024-09-12-0503

**Commissioner Disclosures:** Chair Hull and Vice Chair Boparai

Approve **Resolution 2024-09-12-0503** finding no further environmental review is necessary for the project pursuant to CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of Title 14 of the California Code of Regulations and CEQA Guideline Section 15332 (In-Fill Development Projects); and

Approving Commission Use Permit and Design Review to allow an expansion to an existing emergency food bank (Social Services Facilities - Feeding Centers) at 18 West Scotts Avenue, based on the findings and subject to the conditions of approval incorporated in the proposed resolution.

**Moved by:** Gurneel Boparai, seconded by Terry Hull.

**Vote:** Motion carried 6-0

**Yes:** Anne Mallett, Brenda Jones, Greg Thompson, Gurneel Boparai, Terry Hull, and Esperanza Vielma.

**Absent:** Waqar Rizvi.

**6. NEW BUSINESS**

None

**7. UNFINISHED BUSINESS**

None

**8. REPORTS/COMMUNICATIONS/INFORMATIONAL ITEMS**

Mike McDowell, Assistant Director Community Development Department - appeals on past approved Planning Commission items; upcoming housing action plans, removal of member from Cultural Heritage Board; thanked Commissioners for attending meeting.

**9. COMMISSIONERS COMMENTS**

Vice Chair Boparai - thanked staff; approval of two projects; passing of assembly bill 98

Commissioner Vielma - coastal clean up, Port of Stockton Saturday September 14, 2024, 9:00 AM

Commissioner Mallet - thanked Emergency Food Bank, Thanksgiving morning turkey trot

Chair Hull - thanked Emergency Food Bank

**10. ADJOURNMENT - 7:45 PM**



Michael McDowell  
Assistant Director, Community Development  
Department